



## HILLSBOROUGH COUNTY Zoning Hearing Master

# ZHM RESULTS - FINAL

**6:00 P.M. MONDAY, March 23, 2026**

**County Center, 2nd Floor**

WELCOME AND THANK YOU FOR YOUR PARTICIPATION IN COUNTY GOVERNMENT.

### HEARING SCHEDULE:

The Following Items on the ZHM Agenda Will Be Heard Beginning at 6:00 P.M. With No New Petitions Starting After 12:00 A.M.: Rezoning (RZ) and Major Modifications (MM) to Planned Developments

### HEARING ORDER:

- CALL TO ORDER BY THE HEARING OFFICER
- CONSIDERATION OF CHANGES TO THE AGENDA
- HEARING FOR INDIVIDUAL CASES

WHEN ADDRESSING THE HEARING OFFICER, PLEASE STATE YOUR NAME AND ADDRESS INTO THE MICROPHONE.

IF YOU WISH TO SUBMIT ADDITIONAL MATERIALS REGARDING YOUR APPLICATION TO THE HEARING OFFICER, PLEASE PROVIDE A MINIMUM OF FIVE (5) COPIES OF EACH ITEM. PLEASE BE ADVISED THAT MATERIALS SUBMITTED BECOME PART OF THE PERMANENT RECORD AND CANNOT BE RETURNED.



In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceeding, and those seeking an interpreter, should contact the Customer Service Center at telephone number (813) 272-5900 or Hearing/Voice Impaired call 711 no later than 48 hours prior to the proceedings. This meeting is closed captioned for the hearing impaired.

The following dates pertain only to applications heard at the March 23, 2026 hearing. The Hearing Officer shall file a Recommendation or Final Decision for each application on April 13, 2026.

For Rezoning (RZ) and Major Modification (MM) applications, the Hearing Officer makes a recommendation to the Board of County Commissioners, which renders a final decision. These applications (RZ, MM) are currently scheduled to be heard by the Board of County Commissioners at the May 12, 2026 Land Use Meeting.

The participants at the ZHM public hearing shall consist of the Applicant, County Staff, County Agencies, Proponents, and Opponents, including the public and witnesses with relevant testimony. Each participant's presentation shall be limited in time as described below; however, the ZHM may grant additional time provided that good cause is shown.

The order of presentation for each petition is as follows:

- a. Applicant and witnesses; proposal: 15 minutes
- b. Administrator, summary of the applicant, County Staff and department findings: 5 minutes
- c. Planning Commission Staff; statement of compliance or non-compliance: 5 minutes
- d. Proponents; argument for the application: 15 minutes
- e. Opponents; argument against the application: 15 minutes
- f. Staff; amended recommendations, if any: 5 minutes
- g. Applicant; rebuttal and summation: 5 minutes

To the maximum extent practicable, the public hearing shall be informal. The ZHM's decision or recommendation must be filed with the Clerk of the BOCC within fifteen (15) working days after the conclusion of the public hearing. Anyone wishing to receive a copy of the recommendation or decision by mail must supply the Clerk of the BOCC with his/her name, address, and a stamped, self-addressed envelope for that purpose.

Please call 813-272-5600 for further information.

**REVIEW PROCESS & STANDING TO SPEAK BEFORE THE BOCC FOR REZONING (RZ) REQUESTS, AND MAJOR MODIFICATIONS (MM) TO PLANNED DEVELOPMENTS**

The Land Development Code (LDC) requires that a public hearing be conducted on certain land development requests (RZ, MM) prior to final decision by the Hillsborough County Board of County Commissioners (BOCC). Land Use Hearing Officers (LUHOs) conduct hearings. LUHOs do not make final decisions, but instead render recommendations to the BOCC. Final decisions by the BOCC are made at a public meeting governed by the requirements of the LDC.

The BOCC considers the recommendation of the LUHO at a public meeting. The BOCC can, by law, consider only the record of the proceedings before the LUHO. Additional evidence requests may be filed pursuant to the criteria in the LDC. The BOCC will consider the requests and may grant them if the appropriate criteria are met by the party making the requests.

Those persons wishing to speak before the BOCC at the public meeting may only do so if they qualify as a Party of Record. A Party of Record is a person that meets one of the following criteria:

- A. A person who was present at the hearing before the Land Use Hearing Officer (LUHO) and presented with oral testimony or documentary evidence.
- B. A person who was notified by Proof of Mailing on the hearing before the LUHO. This includes the Designated Representative(s) of the registered Neighborhood Organizations within 1 mile of the site for which the request was made.
- C. A person who submitted documentary evidence to the master file two (2) business days prior to the LUHO hearing or by proxy during the LUHO hearing.

Testimony from Parties of Record will be permitted at the BOCC public meeting for those applications placed on the Regular Agenda. Applications that do not meet the criteria for placement on the Regular Agenda are placed on the Consent Agenda. Testimony is not provided on Consent Agenda items. As no new evidence or testimony is permitted at the BOCC Land Use Meeting, qualifying Parties of Record can only speak to the oral testimony and/or documentary evidence submitted at the LUHO hearing or placed into the master file two (2) business days prior to the LUHO hearing. The BOCC Land Use Meeting Agenda can be viewed at [HCFLGov](http://HCFLGov).at least 5 days prior the meeting.

Requests for Additional Evidence must be filed on the appropriate forms within ten (10) calendar days after the date of the filing of the LUHO's recommendation. All requests for Additional Evidence must be filed with the Clerk to the BOCC no later than close of business on 04/23/2026. You can file Request for Additional Evidence with the Clerk via email [boccrec@hillsclerk.com](mailto:boccrec@hillsclerk.com) or in person at 601 E. Kennedy Blvd, Tampa, FL 33601 or 419 Pierce Street, Room 140, Station 14 and 15, Tampa, FL 33602; fax (813) 272-5044; telephone: (813) 276- 8100, ext. 4567. The appropriate forms will be available at the LUHO Hearing.

**A. WITHDRAWALS AND CONTINUANCES****A.1. RZ-PD 25-1061 TODD PRESSMAN / PRESSMAN & ASSOC., INC.**

This application is out of order to be heard and is being **Continued** to the **April 27, 2026** ZHM Hearing.

**Attachments:** [25-1061](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 04/27/2026

**A.2. MM 25-1261 ANISLEY LANZA DIAZ**

This application is out of order to be heard and is being **Continued** to the **April 27, 2026** ZHM Hearing.

**Attachments:** [25-1261](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 04/27/2026

**A.3. MM 25-1415 TODD PRESSMAN**

This application is being **Continued** by **Staff** to the **April 27, 2026** ZHM Hearing.

**Attachments:** [25-1415](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 04/27/2026

**A.4. MM 26-0045 UNITED RENTALS, INC.**

This application is out of order to be heard and is being **Continued** to the **April 27, 2026** ZHM Hearing.

**Attachments:** [26-0045](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 04/27/2026

**A.5. MM 26-0062 CHRIS DOHERTY**

This application is being **Continued** by the **Applicant** to the **April 27, 2026** ZHM Hearing.

**Attachments:** [26-0062](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 04/27/2026

**A.6. MM 26-0063 ASHLEY GLOBAL RETAIL, LLC**

This application is being **Continued** by the **Applicant** to the **April 27, 2026** ZHM Hearing.

**Attachments:** [26-0063](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 04/27/2026

**A.7. RZ-PD 26-0095 CHURCH ARBOR LUX LLC / JEFF SARDISCO**

This application is out of order to be heard and is being **Continued** to the **April 27, 2026** ZHM Hearing.

**Attachments:** [26-0095](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 04/27/2026

**A.8. RZ-PD 26-0206 KARLA LLANOS**

This application is out of order to be heard and is being **Continued** to the **May 26, 2026** ZHM Hearing.

**Attachments:** [26-0206](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 05/26/2026

**A.9. RZ-PD 26-0217 75BB, LLC**

This application is being **Continued** by the **Applicant** to the **April 27, 2026** ZHM Hearing.

**Attachments:** [26-0217](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 04/27/2026

**A.10. RZ-PD 26-0237 THE DISBROW CORPORATION & MINI VACATIONS LLC**

This application is out of order to be heard and is being **Continued** to the **April 27, 2026** ZHM Hearing.

**Attachments:** [26-0237](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 04/27/2026

**A.11. RZ-PD 26-0270 TODD PRESSMAN**

This application is out of order to be heard and is being **Continued** to the **April 27, 2026** ZHM Hearing.

**Attachments:** [26-0270](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 04/27/2026

**A.12. RZ-PD 26-0281 EQUITY TRUST COMPANY / CUSTODIAN ET AL**

This application is out of order to be heard and is being **Continued** to the **April 27, 2026** ZHM Hearing.

**Attachments:** [26-0281](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 04/27/2026

**A.13. RZ-PD 26-0283 TODD PRESSMAN**

This application is out of order to be heard and is being **Continued** to the **June 22, 2026** ZHM Hearing.

**Attachments:** [26-0283](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 06/22/2026

**A.14. RZ-STD 26-0290 WIMAUMA COMMERCIAL, LLC**

This application is being **Continued** by the **Applicant** to the **April 27, 2026** ZHM Hearing.

**Attachments:** [26-0290](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 04/27/2026

**A.15. RZ-PD 26-0303 TODD PRESSMAN**

This application is out of order to be heard and is being **Continued** to the **April 27, 2026** ZHM Hearing.

**Attachments:** [26-0303](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 04/27/2026

**A.16. RZ-PD 26-0328 OKOYE MORGAN / ROCK SOLID CONSTRUCTION**

This application is out of order to be heard and is being **Continued** to the **April 27, 2026** ZHM Hearing.

**Attachments:** [26-0328](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 04/27/2026

**A.17. RZ-PD 26-0329 TODD PRESSMAN**

This application is being **Continued** by **Staff** to the **April 27, 2026** ZHM Hearing.

**Attachments:** [26-0329](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 04/27/2026

**A.18. RZ-PD 26-0338 RICHMOND AMERICAN HOMES**

This application is out of order to be heard and is being **Continued** to the **April 27, 2026** ZHM Hearing.

**Attachments:** [26-0338](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 04/27/2026

**A.19. MM 26-0340 JACOB T. CREMER / BARBAS CREMER, PLLC**

This application is out of order to be heard and is being **Continued** to the **April 27, 2026** ZHM Hearing.

**Attachments:** [26-0340](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 04/27/2026

**A.20. RZ-STD 26-0470 TODD PRESSMAN**

This application has been **Withdrawn** from the hearing process.

**Attachments:** [26-0470](#)

**Result:** Withdrawn

**Motion:** Withdrawn

**A.21. RZ-STD 26-0471 TODD PRESSMAN**

This application has been **Withdrawn** from the hearing process.

**Attachments:** [26-0471](#)

**Result:** Withdrawn

**Motion:** Withdrawn

**B. REMANDS**

**B.1. Application Number: RZ-PD 25-1338**  
**Applicant:** SYED L ALI  
**Location:** 7814 E Elm St.  
**Folio Number:** 40362.0000  
**Acreage (+/-):** 0.91 acres, more or less  
**Comprehensive Plan:** CMU-12  
**Service Area:** Urban  
**Existing Zoning:** RSC-6 MH  
**Request:** Rezone to Planned Development

**Attachments:** [25-1338](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the BOCC Land Use due back on 05/12/2026

**C. REZONING STANDARD (RZ-STD):**

- C.1. Application Number: RZ-STD 26-0359**  
**Applicant:** MATTHEW SPERO  
**Location:** 3614 Orient Rd.  
**Folio Number:** 42017.0000  
**Acreage (+/-):** 0.29 acres, more or less  
**Comprehensive Plan:** R-12  
**Service Area:** Urban  
**Existing Zoning:** RDC-12  
**Request:** Rezone to RMC-12

**Attachments:** [26-0359](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the BOCC Land Use due back on 05/12/2026

- C.2. Application Number: RZ-STD 26-0457**  
**Applicant:** DONALD A. & KATHARINE M THOMPSON  
**Location:** 10737 Albritton Rd.  
**Folio Number:** 93810.0000  
**Acreage (+/-):** 3.68 acres, more or less  
**Comprehensive Plan:** R-1  
**Service Area:** Rural  
**Existing Zoning:** AR  
**Request:** Rezone to AS-1

**Attachments:** [26-0457](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the BOCC Land Use due back on 05/12/2026

- C.3. Application Number: RZ-STD 26-0468**  
**Applicant:** ARTHUR GILLETTE  
**Location:** 10002 Alafia St.  
**Folio Number:** 49846.0000  
**Acreage (+/-):** 0.86 acres, more or less  
**Comprehensive Plan:** R-4  
**Service Area:** Urban  
**Existing Zoning:** AS-1  
**Request:** Rezone to AS-1 SB

**Attachments:** [26-0468](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the BOCC Land Use due back on 05/12/2026

**D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):**

- D.1. Application Number: RZ-PD 25-0882**  
**Applicant:** DAVID WRIGHT / TSP COMPANIES, INC.

**Location:** 1410 & 1414 SE 33rd St.  
**Folio Number:** 55074.0300 & 55074.0400  
**Acreage (+/-):** 9.66 acres, more or less  
**Comprehensive Plan:** CMU-12  
**Service Area:** Urban  
**Existing Zoning:** AS-1  
**Request:** Rezone to Planned Development

**Attachments:** [25-0882](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the BOCC Land Use due back on 05/12/2026

**D.2. Application Number:** **RZ-PD 25-0939**  
**Applicant:** LEDBETTER MHP, LLC  
**Location:** 11017 E 92 Hwy & 11024 Old Hillsborough Ave.  
**Folio Number:** 63010.5000 & 63013.0000  
**Acreage (+/-):** 8.85 acres, more or less  
**Comprehensive Plan:** R-9 & SMU-6  
**Service Area:** Urban  
**Existing Zoning:** CG  
**Request:** Rezone to Planned Development

**Attachments:** [25-0939](#)

**Result:** Continued (Other)

**Motion:** Heard and Pending Recommendation to the Comprehensive Plan Amendment Meeting due back on 05/14/2026.

**D.3. Application Number:** **MM 25-1239**  
**Applicant:** TODD PRESSMAN / PRESSMAN & ASSOC., INC.  
**Location:** NW corner of N 30th St & E Bearss Ave.  
**Folio Number:** 34916.0050 & 34916.0100  
**Acreage (+/-):** 3.51 acres, more or less  
**Comprehensive Plan:** R-20  
**Service Area:** Urban  
**Existing Zoning:** PD (85-0355)  
**Request:** Major Modification to Planned Development

**Attachments:** [25-1239](#)

**Result:** Withdrawn

**Motion:** Withdrawn

**D.4. Application Number:** **RZ-PD 25-1386**  
**Applicant:** HIGHLAND HOMES  
**Location:** Bishop Rd, 1000' E of W Lake Dr & Bishop Rd Intersection, both sides of the street; & NW & SW corners of S CR 579 & Bishop Rd Intersection.  
**Folio Number:** 79525.02000, 79525.0250, 79525.0300, + Multiple  
**Acreage (+/-):** 634.66 acres, more or less

**Comprehensive Plan:** R-4  
**Service Area:** Urban  
**Existing Zoning:** AR, AS-1, & PD (18-1048)  
**Request:** Rezone to Planned Development

**Attachments:** [25-1386](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the BOCC Land Use due back on 05/12/2026

**D.5. Application Number:** **RZ-PD 25-1387**  
**Applicant:** E SLIGHT LLC  
**Location:** 6214 E Slight Ave.  
**Folio Number:** 38295.0000  
**Acreage (+/-):** 4.98 acres, more or less  
**Comprehensive Plan:** R-20  
**Service Area:** Urban  
**Existing Zoning:** ASC-1 & RSC-3  
**Request:** Rezone to Planned Development

**Attachments:** [25-1387](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the BOCC Land Use due back on 05/12/2026

**D.6. Application Number:** **RZ-PD 26-0070**  
**Applicant:** JACOB T. CREMER / BARBAS CREMER, PLLC  
**Location:** NE corner of Hershey Rd & Ripley Rd.  
**Folio Number:** 61147.0000, 61149.0000, 611550.0000, & 61151.0000  
**Acreage (+/-):** 6.8 acres, more or less  
**Comprehensive Plan:** R-4  
**Service Area:** Urban  
**Existing Zoning:** AR  
**Request:** Rezone to Planned Development

**Attachments:** [26-0070](#)

**Result:** Continued (Other)

**Motion:** Heard and Pending Recommendation to the Comprehensive Plan Amendment Meeting due back on 05/14/2026.

**D.7. Application Number:** **RZ-PD 26-0213**  
**Applicant:** ALMOSTA FARM ATHLETICS LLC  
**Location:** 18834 Boyette Rd.  
**Folio Number:** 88255.0300  
**Acreage (+/-):** 9.98 acres, more or less  
**Comprehensive Plan:** R-2  
**Service Area:** Urban  
**Existing Zoning:** AR  
**Request:** Rezone to Planned Development

**Attachments:** [26-0213](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the BOCC Land Use due back on 05/12/2026

- D.8. Application Number:** **RZ-PD 26-0214**  
**Applicant:** HILL WARD HENDERSON  
**Location:** NW corner of N US Hwy 301 & Sabal Industrial Blvd.  
**Folio Number:** 42926.0100, 43009.0000, & 43010.0000  
**Acreage (+/-):** 16.62 acres, more or less  
**Comprehensive Plan:** CMU-12  
**Service Area:** Urban  
**Existing Zoning:** PD (01-1180) & RSC-2  
**Request:** Rezone to Planned Development

**Attachments:** [26-0214](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the BOCC Land Use due back on 05/12/2026

- D.9. Application Number:** **MM 26-0215**  
**Applicant:** FLORIDA CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTISTS  
**Location:** 5585 E County Line Rd.  
**Folio Number:** 32903.0010  
**Acreage (+/-):** 42.84 acres, more or less  
**Comprehensive Plan:** ESA, SMU-3, & NMU-4  
**Service Area:** Urban  
**Existing Zoning:** PD (18-0296)  
**Request:** Major Modification to Planned Development

**Attachments:** [26-0215](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 04/27/2026

- D.10. Application Number:** **MM 26-0335**  
**Applicant:** MARK BENTLEY  
**Location:** 11004 Bloomingdale Ave.  
**Folio Number:** 73833.0000  
**Acreage (+/-):** 2.5 acres, more or less  
**Comprehensive Plan:** SMU-6  
**Service Area:** Urban  
**Existing Zoning:** PD (23-0257)  
**Request:** Major Modification to Planned Development

**Attachments:** [26-0335](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the BOCC Land Use due back on 05/12/2026

- D.11. Application Number:** MM 26-0346
- Applicant:** ACG BBQ, LLC
- Location:** 9603 Alafia Trace Blvd.
- Folio Number:** 76621.2716
- Acreage (+/-):** 1.73 acres, more or less
- Comprehensive Plan:** SMU-6
- Service Area:** Urban
- Existing Zoning:** PD (15-0079)
- Request:** Major Modification to Planned Development

**Attachments:** [26-0346](#)

**Result:** Heard and Pending Recommendation

**Motion:** Heard and Pending Recommendation to the BOCC Land Use due back on 05/12/2026

- D.12. Application Number:** RZ-PD 26-0349
- Applicant:** HILL WARD HENDERSON
- Location:** NW corner of S County Rd 579 & Saffold Rd.
- Folio Number:** 79700.0000, 79852.0000, + Multiple  
& Portion of 79700.0100
- Acreage (+/-):** 638.8 acres, more or less
- Comprehensive Plan:** AR & R-4
- Service Area:** Urban
- Existing Zoning:** AR & PD (25-0371)
- Request:** Rezone to Planned Development

**Attachments:** [26-0349](#)

**Result:** Continued

**Motion:** Continued to the Zoning Hearing Master due back on 04/27/2026

**E. ZHM SPECIAL USE**

**ADJOURNMENT**

NOTE: Future zoning application information can be accessed directly on the internet at the following web address <http://www.hillsboroughcounty.org/index.aspx?nid=904>

Note

Note